

# 2019 Narrative

## General Information

**County Name:** Fountain

**Person Performing Ratio Study:** Cathi Gould

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**Vendor Name:** Tyler Technologies

**Additional Contacts:**

**Sales Window:** Sales that occurred between 1-1-2018 and 12-31-18 were used to complete the 2019 ratio study.

## Groupings

Residential Grouping – Townships have been grouped together based on their location and similarities. Group 2 – Davis, Fulton, Shawnee, and Wabash, which are rural area with no towns. Groups 3 – Jackson, Millcreek, and Richland, with have small incorporated towns.

Residential Vacant has been grouped together

Commercial and Industrial are grouped together

## AV Increases/Decreases

In the space below, please list any townships within the major property classes that either increased or decreased by more than 10% in total AV from the previous year. Additionally, please provide a reason why this occurred.

**Commercial Improved** – Property class change and demolished buildings are the reason for the greater than 10% decreases. New construction and property class change are the reason for the larger increases, cyclical review is the reason for the smaller changes that are greater than 10%

**Commercial Vacant** – Vacant land increase are the result of the changes in pricing from secondary to primary, and ag to useable undeveloped

**Industrial Improved** – Greater than 10% decrease is due to vacancy being applied to 3 buildings and some demolished out buildings. The increase are due to the change in some land pricing from useable to primary and new construction

**Industrial Vacant** – Change in property class code and combination of 3 parcels into an existing industrial vac parcel

**Residential Improved**

**Residential Vacant**

## **Cyclical Reassessment**

Townships reviewed during phase 1 were; Shawnee, Van Buren, Wabash

Land order will be completed later this year.

## **Comments**

In this space, please provide any additional information you would like to provide the Department in order to help facilitate the approval of the ratio study. Such items could be standard operating procedures for certain assessment practices (e.g. effective age changes), a timeline of changes made by the assessor's office, or any other information deemed pertinent.